

**Architectural Impact Assessment and Cultural Landscape for
the Prince Alfred Street properties adjoining and included in
the proposed Camps Drift Waterfront Project**



**Prepared for: Linda Masinga
Att: Denver Seetal
PO Box 70036
Overport
4067**



archaic consulting

architecture: research: conservation: anthropology: impacts consulting

**debbie whelan
po box 21834
mayors walk
3208**

**tel: 033 3442522
fax: 033 3443122
cell: 083236 0410
email: debbie@archaic.co.za**

Architectural Impact Assessment and Cultural Landscape for the Prince Alfred Street properties adjoining and included in the proposed Camps Drift Waterfront Project

Contents:

1.	Introduction	3
2.	Methodology	3
3.	History of settlement in ‘upper town’	4
4.	Assessment of included structures	5
4.1	4 and 6 Prince Alfred Street	5
4.2	28 Prince Alfred Street	5
4.3	Note on 8 Prince Alfred Street and Lot 222	6
4.4	18 Prince Alfred Street	7
4.5	20 Prince Alfred Street	8
4.6	22 Prince Alfred Street	9
4.7	24 Prince Alfred Street	9
4.8	26/28 Prince Alfred Street	10
4.9	Municipal Parks and Recreation Structure on fields	12
	Mud brick building identified as adobe structure in HIA	13
5.	Assessment of excluded structures: 2 & 2a Prince Alfred Street	14
6.	Note on the Old Native High Court	15
7.	Recommendations	15
8.	References	16

1. Introduction

Debbie Whelan of Archaic Consulting was requested by Ms Leanne Miskey of Terratest to carry out an Architectural Impact Assessment as a result of the Heritage Impact Assessment completed by eThembeni Cultural Heritage. The brief was to inspect the structures in the proximity of the intended Camps Drift Waterfront Project, and assess them in order to recommend appropriate mitigatory steps.

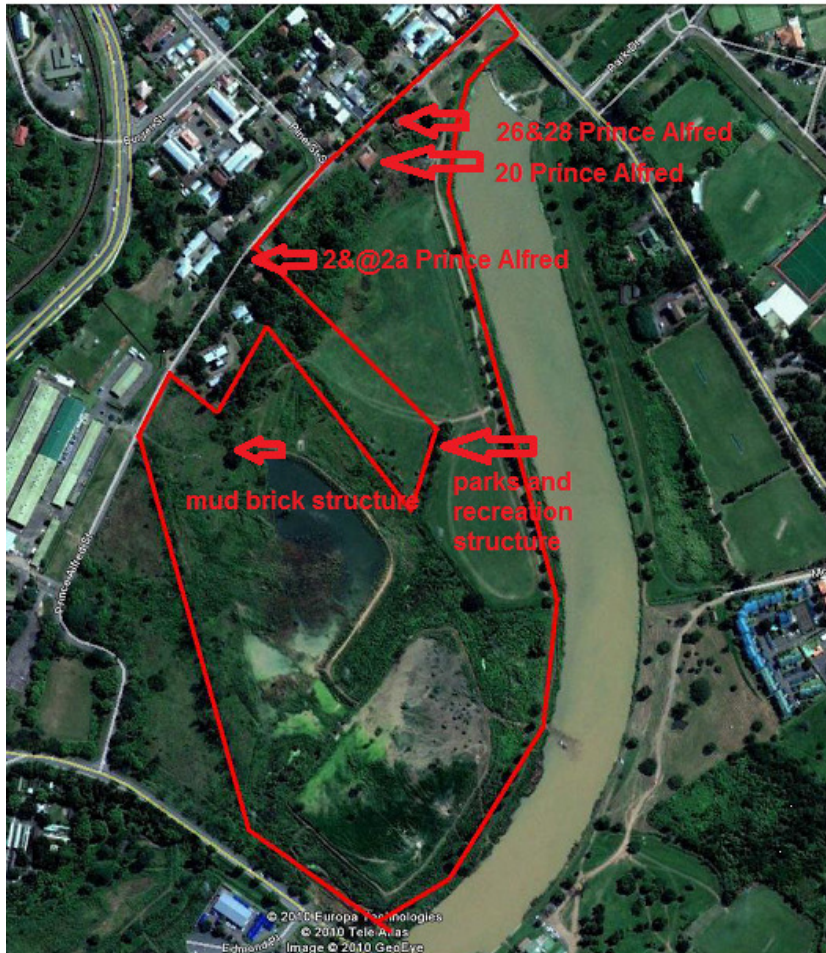


Fig 1: Image of boundaries and affected sites

2. Methodology

Archaic Consulting was provided with the Heritage Report compiled by eThembeni Cultural Heritage. This is used as a background document, and this report intends to flesh out more fully the salient issues of the directly and indirectly affected structures.

A site inspection was carried out by Debbie Whelan on 3 August 2011. The buildings on the Prince Alfred edge were photographed and inspected, in terms of their context, siting, streetscape, historic and architectural value and condition. This information was then cross-referenced by an historic investigation, establishing the rough date of construction of these buildings, the alienation of the erven concerned, and the process of habitation of these structures in order to construct a fuller historical picture. Records in the public domain were used in order to substantiate this information. Note that the clarity of the 1937 aerial photograph is inconclusive.

It must be stressed that the information found in this report is the 'tip of the iceberg', and that its intention is to recommend conservation strategies rather than present a comprehensive history of the top end of Prince Alfred Street. Please note also that a full electronic version of the original photographs in this report is available on CD to accompany this report.

3. History of settlement in 'upper town'

eThembeni Cultural Heritage (2011) correctly contextualized this part of the city as consisting of a number of Heritage Landmarks and substantial suburban buildings. Upper Loop and Longmarket, and West and Pine Street were considered to be a 'good' part of town¹, and this is evidenced in the existence of Government House, Bishop Macrorie's House, the Railway Station, the garrison at Fort Napier and the Gaol. Across the Msunduzi River lay the Native High Court, 'Maritzburg College and Parkside. This was a vibrant node characteristic of a major river crossing in the town.

This area as part of a floodplain of the river was possibly one of the reasons why development of it appeared to be later than in other parts of the town. The original erven were 485, 486, 487 and 488 of Pietermaritzburg, which are indicated in the survey diagrams to have all been surveyed later in the 19th. Lot 488 was the earliest in 1862, 485, 486 and 487 in 1882 and lot 222 in 1894. The survey diagrams reveal leaseholds on the Ordinance lands around this part of the river from first survey, the land most likely used for agricultural pursuits. This means that the formal histories of these sites are not immediately apparent, and these leases were subject to shifting tenancies. It is suggested at this point that the remains of the very early mud-brick building on erf 3126 possibly dates to these leases, since much of this erf was leasehold land. Farming activities continued in this area for some time, with no 34 Prince Alfred Street being the domicile of 'River View Farm' in the Natal Almanac from 1949.

Proximity to institutions meant that this part of Prince Alfred Street was also the domicile, and still is, of workers in these institutions. In 1934, GJ Joubert, who was living at no 6 Prince Alfred Street (now demolished) complained to the city fathers that 7-8 of the houses in the street were occupied by the 'native warders' from the prison. Joubert was complaining about the dismal state of the road, which was dirt at the time (3/PMB 4/3/135 3/1934).

Despite these perceived challenges, the street had a reasonably static population. The Sullivan's owned property here for nearly 60 years, and it is not uncommon in the land registers to find residents owning more than one plot in the street. However, in the early 1970s, a need for greater public open space as well as accessibility for a proposed Southern Arterial route meant that the properties at no 4, 6, 8, 18, 20 and 24 were sold to the Municipality. Most of them were eventually demolished. However, according to the Natal Directory (Brabys Directories) all these properties were still very occupied in 1974.

¹ Gordon 1981:3

4. Assessment of included structures/ sites

The motivation behind including empty sites where buildings that once stood have been demolished is to establish some sense of a streetscape which has long disappeared. The assessment is carried out starting at the eastern boundary of the development, and moving towards College Road in the west.



Fig 2: View up Prince Alfred showing where no 18, no 6 and no 4 once stood. Note extreme fall to the left.

4.1 4 and 6 Prince Alfred Street (Empty sites)

4 Prince Alfred Street consists of 3 adjoining lots as does 6 Prince Alfred Street. The former is on subdivisions of parent lot 486 and the latter on subdivisions of 486 and 487. It is to be noted that the structures at these addresses have long gone, most likely demolished by the Council in 1972 when they took them over. Certainly by the time the *Buildings of Pietermaritzburg* was published in 1986, they were described as vacant sites.

Lot 486 was originally granted to Charlotte Pechey in 1884. This was a grant of 2 acres from the Pietermaritzburg Corporation. It reverted to the Corporation in 1888 when a subdivision B was granted to Henry Knowles. The 1915 Natal Almanac records that this was still his street address. In 1900 subdivision A was granted to Henry Rudling. This was subdivided in 1900 in order to create Subdivision B of Sub A, and this was sold to Oswald Currie. The remainder was registered to Ralph Holliday in 1901, Thomas Linscott in 1901, Francis Knowles in 1916, Gerhardus Joubert in 1928, David Fourie in 1945 and Francis Johannes du Plessis in 1955. In 1972 it reverted to the City Council, Pietermaritzburg.

4 PRINCE ALFRED STREET
486/1/REM PMB
486/2/3 PMB
486/2/REM PMB
0486/01
0371009
Vacant land



Subdivision B (also known as Subdivision 2) of 486 granted to Knowles in 1896 moved to Rudling in 1900. He sold to Oswald Currie who also registered a subdivision C in his name. In 1920 John Knowles assumed ownership, followed by Mary and Henry Knowles in the same year, John Mortimer in 1927, Gerhardus Joubert in 1928, Johannes van Tonder in 1943, David Fourie in 1943, and Francis du Plessis in 1955. In 1972 it reverted to the City Council, Pietermaritzburg.

Subdivision 3 of 486 (Sub A of Sub B sold to Henry Rudling in 1900) transferred to Ralph Holliday in 1901, Thomas Linscott in 1901, Francis Knowles in 1916, Gerhardus Joubert in 1928, Johannes van Tonder in 1943, David Fourie in 1945 and Francis Johannes du Plessis in 1955. In 1972 it reverted to the City Council, Pietermaritzburg.

Subdivision B of A (Subdivision 4) transferred to Oswald Currie in 1900 was sold to John Knowles in 1920, Ethel Miller in 1920, Edith Hollington in 1924, and Louis Johannes Coetzee in 1970. In 1972 it reverted to the City Council, Pietermaritzburg.

Subdivision C of B (Sub 5 of 2) was registered to Oswald Currie in 1900, passed to John Knowles in 1920, then Ethel Miller in the same year. In 1924 it was purchased by Edith Hollington, and it remained in her name until 1970 when Louis Johannes Coetzer purchased it. It remained in his hands for two years until in 1972 it reverted to the City Council, Pietermaritzburg.

Lot 487 was a grant in 1884 to William and John Morgan. In 1891 John Kean purchased the property, and certainly he as resident since in 1905 he gave his residence as no 6 Prince Alfred Street. In 1912 Ethel Miller purchased the property, registering no 6 as her domicile in 1915. In 1920 the Natal Almanac gives the resident of no 6 Prince Alfred as CEJ Miller, Solicitor. Miller sold to Edith Hollington in 1924. As with Sub 5 above, Louis Johannes Coetzer purchased the property in 1970 which then reverted to the City Council, Pietermaritzburg, in 1972.

As noted above, these properties were purchased and demolished to be included in the zoning of Public Open Space, as well as making way for the Southern Arterial. At the time of their purchase, these properties were subject to ongoing tenancy, dependent of the state and substance of the building. No 4 is noted as being a wood-and-iron house with an outside toilet, and no 6 a more substantial structure.' The property comprises an old two storeyed dwelling house, the top portion of which is constructed of corrugated iron' (3/PMB/4/5/402 TC160/341).

Significance:

4 / 6 Prince Alfred Street	Local	regional	national	international
Architectural	low	low	low	low
Historical	low	low	low	low
Technical	low	low	low	low
Scientific	low	low	low	low
social	low	low	low	low

4.2 Note on 8 Prince Alfred Street and Lot 222

Research has brought to light that the semi-detached structure at no 26/28 used to be known as no 8- in fact, most of the whole lot 222 was known by this street address, and it appears to have had other ancillary dwellings. Certainly in 1940, the architect RV Sullivan who, by then had moved to Durban was instructed to demolish a wood-and-iron dwelling at no 8. It was occupied by an Indian family, EA and GN Moodley, who were living there with another 5 adults and 9 children. Reasons for demolition given by the Municipality were lack of ventilation and severe deterioration of the structure. Whether this was an early example of racial removal is not known.

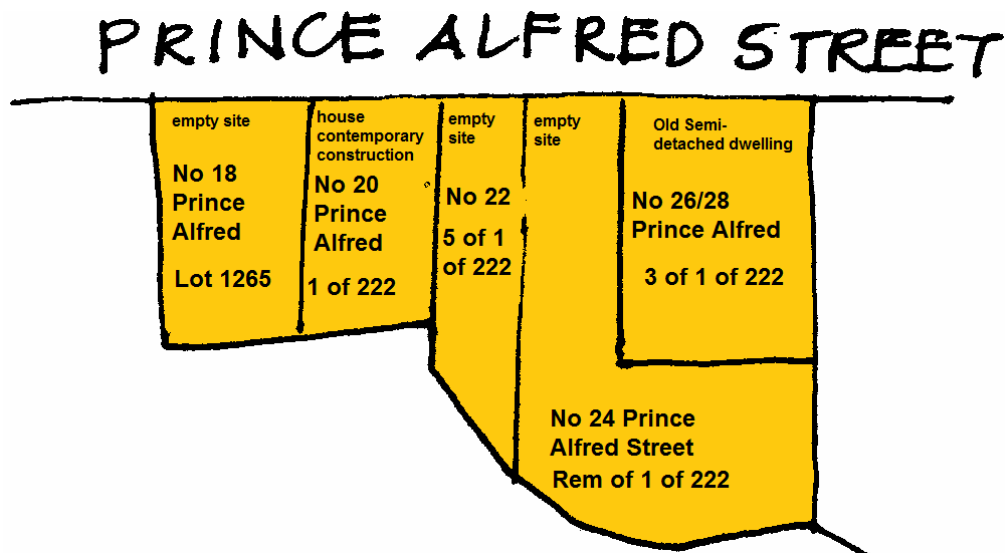


Fig 3: Showing Lot 222 and its subdivisions with reference to street addresses

Lot 222 Prince Alfred Street is of particular importance, as it on subdivisions of this parent lot that properties stand which are directly affected by the Camps Drift Development.

Lot 222 was originally a large lot of 24 acres allocated to James Wheeler in 1875. He sold this on to Theophilus Shepstone Junior who sold the land on in 1889. This passed on to GM Perkins and then Henry Sullivan in the same year. Amelia Sullivan inherited the property in 1927 and in 1930 it was passed onto Reginald Sullivan. For the first time in 55 years Lot 222, still intact moved into the hands of Ronald Turner in 1944. The first subdivision was created in 1945, of 1 acre, and this was sold to Karl Magni, with the remainder in the hands of Turner. In 1946 Katharine Tinney purchased the Remainder, sold to Lola Shepherd in 1952 and then a subdivision 4 registered in Shepherd's name in 1960. In 1961 the Remainder passed into the name of the Union Government, which changed to the Republic of South Africa in 1962.

On Subdivision 1, the particular erf of interests, Karl Magni sold a small subdivision to Harold Bowley in 1954, and the remainder was registered in Bowley's (Bowling) name in 1959. In 1966 Subdivision 5 was sold to Cyril Ernest Claude Banks, and in 1977 the Remainder was vested in the name of the City Council, Pietermaritzburg.

4.3 18 Prince Alfred Street

This, like the street addresses 4 and 6 above, falls on a currently vacant plot. No 18 is situated on a consolidated erf, comprising portions of Lot 222 (see information for no 26 below) and lot 488. This consolidation was carried out by Winfred Shepherd in 1960 and as with the other lots, reverted to the City Council, Pietermaritzburg, in 1972. Lot 488 was an early lot, but it followed the same history as subdivision 1 of Lot 222. This lot was occupied by HE Bowling in 1960 who was still there in 1974.

Significance:

18 Prince Alfred Street	Local	regional	national	international
Architectural	low	low	low	low
Historical	low	low	low	low
Technical	low	low	low	low
Scientific	low	low	low	low
social	low	low	low	low

4.4 20 Prince Alfred Street

This consists of a contemporary dwelling of plastered brick and mortar. It stands on the erf purchased by Harold Bowley (Bowling) from Karl Magni in 1954.

By 1986 it was already a nondescript contribution to the streetscape. At the time of City Council purchase, it was deemed un-sellable and valueless because of the proximity to the new arterial development.

20 PRINCE ALFRED STREET

222/2 PMB

0222/01

0371302

Dwelling

Single storey dwelling: tile roof: plastered brick walls.



It must be noted that a small mono-pitch outbuilding sits some way down the site. It is also of nondescript and un-diagnostic construction, being of plastered brick and mortar and a corrugated sheeting roof. It has little architectural merit.



Fig 4: Dwelling at no 20



Fig 5: Outbuilding at no 20

Significance: House and Outbuilding

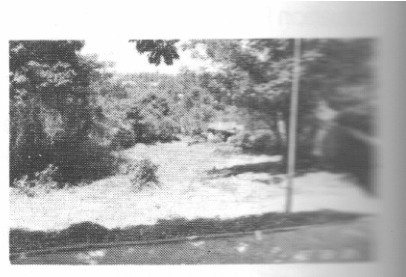
20 Prince Alfred Street	Local	regional	national	international
Architectural	low	low	low	low
Historical	low	low	low	low
Technical	low	low	low	low
Scientific	low	low	low	low
social	low	low	low	low

Recommendations: Demolition of this dwelling is an option

4.5. 22 Prince Alfred Street

This was a later excision from the main lot, alienated in the 1960s. There is little evidence that there was any structure of any substance on this property. It is a small sliver of land which falls between the old cottage at 26/28 and no 20 Prince Alfred Street.

22 PRINCE ALFRED STREET
222/1/5 PMB
0222/04
1078202
Vacant land



Significance:

22 Prince Alfred Street	Local	regional	national	international
Architectural	low	low	low	low
Historical	low	low	low	low
Technical	low	low	low	low
Scientific	low	low	low	low
social	low	low	low	low

4.6 24 Prince Alfred Street

This was a later excision from the main lot, alienated in the 1960s. There is little evidence that there was any structure of any substance on this property. It is a small sliver of land which falls between the old cottage at 26/28 and no 20 Prince Alfred Street.

24 PRINCE ALFRED STREET
222/1/REM PMB
0222/05
0371403
Vacant land



Significance:

24 Prince Alfred Street	Local	regional	national	international
Architectural	low	low	low	low
Historical	low	low	low	low
Technical	low	low	low	low
Scientific	low	low	low	low
social	low	low	low	low

4.7 26/28 Prince Alfred Street

26/28A Prince Alfred Street used to be known as no 8 Prince Alfred Street.² Although there is no evidence at this point to connect the structure with Wheeler (1875) or Shepstone Jnr. (1875) the author is convinced, given the diagnostic features such as the basket arches, that this structure dates back to the early alienation of these plots, making it one of the earlier buildings in Pietermaritzburg that are still extant. This was the foundation structure on Lot 222, and continues to be inhabited. Furthermore, its value is enhanced by the 1986 *Buildings of Pietermaritzburg* describing the building as being of 'National and/or local Architectural Importance, Rare or outstanding Architectural example, contributing to the urban setting and over eighty years old.' Archaic Consulting is of the opinion that this building must be retained.

28/28A PRINCE ALFRED STREET

222/1/3 PMB

0222/03

0371504

Dwelling

Single storey semi-detached verandah cottage:
corrugated iron saddle roof: plastered brick walls:
timber frame sliding sash windows.

1(b).2.4.7.

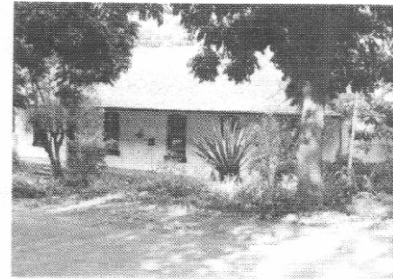


Fig 6: House from Prince Alfred Street



Fig 7: House from 20 Prince Alfred Street



Fig 8: Front door showing crack in arch



Fig 9: Degradation on west end due to lack of maintenance

² It must be noted that in all three site inspections carried out by Archaic Consulting, there was nobody at home, so access was not granted.



Fig 10: West end of house



Fig 11: West end of street frontage



Fig 12: Rear of house



Fig 13: West end showing addition



Fig 14: Front door



Fig 15: View of addition to east

The structure consists of two semi-detached dwellings described as a 'veranda cottage' with plastered walls and a corrugated sheeting roof. It has flat arched openings, and timber sash and casement windows. At some point there were additions to both the west and east ends, forming 'bookends to the building.' These could potentially be removed. In the case of the western addition, the chimney also appears unstable and should be removed.

Although there are defects, most appear at face value to be as a result of standing water and lack of maintenance. Large trees surrounding the building possibly add to this degradation, and many of these, and the dense alien vegetation, can be removed. Internally, the situation is unclear, but this can be remedied once access is granted.

It is noted that in the different proposals, this part of the consolidated site would contain a conference centre. A public house is also mentioned in one of the early proposals. The value of incorporating this building as an entry point or specific function space is enhanced by the fact that it is a simple, rational structure, and can form the backdrop to more contemporary architecture. Whilst the value of the site and siting of the house in its historical context is not lost on the author, it is preferable to constructively reuse the dwelling so that it does maintain some memory of the site as well as preserve what is perhaps one of Pietermaritzburg's oldest buildings, one which as far back as 1986, was described as 'rare'.

Significance:

26/28 Prince Alfred Street	Local	regional	national	international
Architectural	high	medium	low	low
Historical	high	low	low	low
Technical	low	low	low	low
Scientific	low	low	low	low
social	high	low	low	low

Recommendations: Demolition of this dwelling is NOT an option

4.8 Municipal Parks and Recreation Structure on fields



Fig 16: Structure from west end



Fig 17: Strong tree line

Constructed in recent times of stretcher bond face brick and asbestos shingles, this structure is purely utilitarian and has little to merit its retention. Of greater interest from a cultural landscape point of view, is the very strong avenue of mature trees which tell a story about the historic landscape, and could merit incorporation into the new development. Although examples of exotic trees, they form a layer in the construction of the landscape of the Camps Drift area.

Significance:

Municipal structures	Local	regional	national	international
Architectural	low	low	low	low
Historical	low	low	low	low
Technical	low	low	low	low
Scientific	low	low	low	low
social	low	low	low	low

Recommendations: Demolition of this contemporary structure is an option

4.9 Mud brick building identified as adobe structure in HIA

The grant diagram notes the Edendale Road and that this drawing is for 'Leasehold purposes only'. Given that leasehold was common in this riparian area, the author is of the strong opinion that this ruin dates to some of these early leases, given its shale foundations, mixture of stretcher and header bonds in mud-brick, and its rational façade indicating a settler cottage. In addition, a mixture of fired and mud brick indicates also an early date of construction. This structure is roughly 6m x 16 m. Not much of any value is left, indeed it has little to merit retention.



Fig 18: ruin from east



Fig 19: Detail of wall



Fig 20: Detail of shale foundation



Fig 21: Corner detail showing fired brick reinforcing

Significance:

Mud brick ruin	Local	regional	national	international
Architectural	low	low	low	low
Historical	high	low	low	low
Technical	low	low	low	low
Scientific	low	low	low	low
social	low	low	low	low

Recommendations: Demolition of this mud brick structure is an option

5. Assessment of excluded structures: 2 and 2a Prince Alfred Street

The land registers show no subdivisions as indicated by the street addresses, thus for the purposes of this report no 2 and 2A Prince Alfred Street are both to be discussed.

Lot 485 Pietermaritzburg was a 5 acre grant to Charlotte Pechey in 1884. This reverted to the Pietermaritzburg Corporation in 1888, and then to the Colonial Government in 1889. Certainly in 1905, H Knowles gave his address as 2 Prince Alfred Street, in 1915 the house was occupied by WH Pleass, and in 1920 Pleass's occupation was given as 'Superintendent, Indian Hospital'.

The 1986 Buildings of Pietermaritzburg allocated the double story structure at no 2 as being of 'National and/or local Architectural Importance, Part of a grouping of architectural merit, contributing to the urban setting and over eighty years old.'

2 PRINCE ALFRED STREET

485 PMB

0485/03

0370905

Dwelling

Double storey gable fronted house: corrugated iron roof: red brick walls: timber frame sliding sash flat arch headed windows: much altered stoep and balcony over.

1(b).3.4.7.



Fig 22: No 2 from east

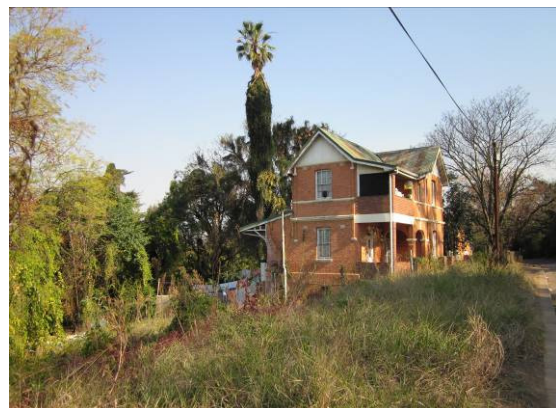


Fig 23: no 2 from west

The Natal Almanacs note the following of the residents of this part of Prince Alfred Street. In 1905, H Knowles lived at no 2, J Kean at no 6 and Mr Sullivan, the postmaster, at no 8. A later resident was Nicholl, RW who worked for SAR (1928) and it is well known that the Prison Services in the past occupied many of these buildings. The connection of these two properties with the civil service both in the past and today is inextricable.

Whereas no 2 is a stand alone structure, its partner at no 2a is a charming complex of motley, old wood and iron structures grouped around a central brick cottage. It also is described in the Buildings of Pietermaritzburg as 'National and/or local Architectural Importance, Part of a grouping of architectural merit, contributing to the urban setting and over eighty years old.'

The point of including these structures is that they are affected by the development, and it is recommended that the proportions and floor levels of no 2, particularly, be used as a guideline for structures to be constructed adjacent to it, creating a new streetscape with cohesive proportion and integrity which unites the modern and the old. Any new development should enhance the extant structure, rather than diminish it.

2A PRINCE ALFRED STREET

485 PMB

0485/01

0370905

Dwelling

Single storey verandah cottage: corrugated iron roof:
red brick walls: steel frame casement windows.

1(b).3.4.7.

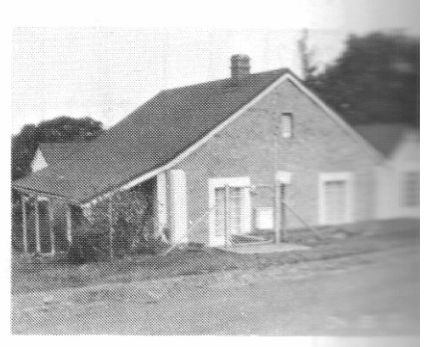


Fig 24: Cottage and addition



Fig 25: Cottage from Prince Alfred Street

6. Note on the Old Native High Court

This structure will not be affected by the development as it currently stands, being located on the northern river bank. The development will, however, be affected by design choices implemented by future tenants with regards to fencing and security, such as lighting, and it is highly recommended that such tenants be approached in order to ensure that the chosen material is not visually offensive for the development across the river, and that the greatest aesthetic value of the Native High Court can be exposed to heighten the amenity of those resident in the Camps Drift Development.

7. Recommendations

- ***The semi-detached cottage at no 26/28 Prince Alfred Street must be retained and incorporated in a meaningful manner into the new development, and used as a foil for the new structures***
- ***The tree line presently adjacent to the municipal structure could be incorporated into the new development***
- ***Negotiations should be undertaken with the tenants of the old Native High Court in order to control the future fencing and lighting to best advantage of the development and the National Heritage Landmark***
- ***The proportions and levels of the double-storeyed structure at no 2 Prince Alfred Street can be used to inform the development of adjacent buildings in order to create a streetscape. In any event, it should not be diminished in its situation by adjacent structures.***

8. References

Deveraux, R. *A walk on the West side* (Pamphlet)

Gordon, R 1981. *The place of the Elephant*. Pietermaritzburg: Shuter and Shooter

Kearney, B. 1973. *Architecture of Natal*. Cape Town: Balkema

Laband, J & Haswell, R. 1988. *Pietermaritzburg 1838-1988- a new portrait of an African city*. Pietermaritzburg: Shuter and Shooter and University of Natal Press

Pietermaritzburg Town Council. 1986, *The Buildings of Pietermaritzburg, Volume I*

Radford, D. 1997. *The Maritzburg Cottage*. Cape Town: National Monuments Council

Provincial Archives Repository

3/PMB 4/3/360 3037/1939 Demolition Proceedings: Premises: 8, Prince Alfred Street, Maritzburg. Wood and Iron Structure (4 Rooms, Kitchen and Bathroom). Owned by: RV Sullivan, 97, Club Arcade, Durban. Owned: EA Moodley and family. GN Moodley and family.

3/PMB 4/3/135 3/1934 GJ Joubert. Complaint Re Condition of Upper Prince Alfred Street.

3/PMB 4/5/402 TC160/341 Acquisition of Subdivisions B of A and C Of B of Lot 486 and Subdivision 487 Townlands. 6 Prince Alfred Street.

3/PMB 4/5/403 TC160/370 Acquisition of Lot 1265 and Subdivision 2 of Lot 222 Townlands. 20 Prince Alfred Street.

3/PMB 4/5/650 TC254/260 Prince Alfred Street.

Natal Almanacs/ Braby's Directories 1875, 1880, 1905, 1915, 1928, 1942, 1949, 1960 1974.